

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Box Road, Briar Hill Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Briar Hill

Period - From 01/07/2021

to

30/06/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Dixon Ct BRIAR HILL 3088	\$1,120,000	20/05/2022
2	15 Ballandry Cr GREENSBOROUGH 3088	\$1,110,000	09/04/2022
3	15 Suzanne Ct BRIAR HILL 3088	\$1,100,000	03/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/08/2022 14:38



4 2 0

Property Type: House
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2022: \$1,115,000

Comparable Properties



9 Dixon Ct BRIAR HILL 3088 (REI/VG)

Agent Comments

4 3 2

Price: \$1,120,000
Method: Private Sale
Date: 20/05/2022
Property Type: House
Land Size: 993 sqm approx



15 Ballandry Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,110,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 760 sqm approx



15 Suzanne Ct BRIAR HILL 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 03/03/2022
Property Type: House (Res)
Land Size: 871 sqm approx